

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, March 7, 2012**

**Attendance:** Planners: Paul Schwippert, Rodney Cooney, Kent Young, Anne Patten, Ray Hawksley and John Wadsworth, Charles Santo representing the Santo Subdivision, and Jenna Pugliese, PC Clerk and Stratton Mountain representative.

**At 7:00 p.m.** the meeting was called to order by Paul Schwippert, Chair.

**Correspondences:** Planning Commission Correspondences were distributed.

**Approval of Minutes:** Kent Young moved to approve meeting minutes of February 1, 2012. John Wadsworth seconded. Paul Schwippert noticed the misspelling of Chris Kaltsas's name. All were in favor of approving the minutes as amended to account for the correct spelling.

**Organizational Meeting-** Kent Young made a motion to nominate Paul Schwippert chair of the Stratton Planning Commission. John Wadsworth Seconded the motion. No other nominations were received. The nominations were closed. All were in favor and Paul Schwippert was nominated as Chair.

John Wadsworth made a motion to nominate Kent Young as Vice chair of the Stratton Planning Commission. Ray Hawksley Seconded the motion. No other nominations were received. The nominations were closed. All were in favor and Kent Young was nominated as Vice Chair.

Kent Young made a motion to nominate Avis Pickering Secretary of the Stratton Planning Commission. Rodney Cooney Seconded the motion. No other nominations were received. The nominations were closed. All were in favor and Avis Pickering was nominated as Secretary.

Kent Young made a motion to nominate Jenna Pugliese as clerk for the Stratton Planning Commission. Anne Patten Seconded the motion. No other nominations were received. The nominations were closed. All were in favor and Jenna Pugliese was nominated as clerk.

Kent Young made a motion to publish any Planning Commission notices in the Brattleboro Reformer and the Rutland Herald. Anne Patten seconded the motion. All were in favor and the motion carried.

Kent Young made a motion to adopt Roberts Rules of Order for meeting protocol. Anne Patten Seconded the motion. All were in favor and the motion carried.

Kent Young made a motion to set the meeting date to the first Wednesday of every month at 7 p.m. at the Stratton Town Office. Anne Patten seconded the motion. All were in favor and the motion carried.

John Wadsworth requested that a recommendation be made to the select board to grant Jenna Pugliese a raise as the Clerk.

**Santo Subdivision Hearing-** The hearing for the Santo Subdivision was called to order by the chair at 7:15 p.m. and the hearing notice was read. Charles Santo was present on behalf of the project. The project consists of a seven lot subdivision located off of West Jamaica Road. Paul Schwippert recused himself from voting and hearing oversight as he represents the client in the sale of the lots. Mr. Santo noted that all lots have been permitted for Water/Waste Water, are greater than 2 acres, and all have >200' of road frontage. Anne Patten made a motion to close the hearing. The motion received a second from John Wadsworth. The hearing was closed. No further discussion. Anne Patten made a motion to tentatively approve the project as presented. John Wadsworth seconded the motion. All were in favor. Final approval will be made when the Report is presented at the next meeting.

**Stratton Mountain School Report:** Paul Schwippert read the conditions of the permit for the Stratton Mountain School Air Awareness and Student Center Buildings. John Wadsworth questioned the location of the third access. It was confirmed and there were no additional questions. Kent Young made a motion to approve the Report as written. John Wadsworth seconded the motion. All were in favor and the permit report was approved.

Anne Patten made a motion to adjourn. John Wadsworth seconded the Motion. The meeting adjourned at 8:05 p.m.

Transcribed by Jenna Pugliese, Clerk